

Notice of the Tribunal Decision and Register of Rents under Assured Periodic Tenancies (Section 14 Determination)

Housing Act 1988 Section 14

Address of Premises

24 Fenwick Drive, Bradford, BD6 2NH

The Tribunal members were

Miss Nicole Jackson
Mr Amin Hossain

Landlord

Syed Ali

Address

25 Haymarket Street, Manchester, M13 9JD

Tenant

Mr Simon Ginnever

1. The rent is: £

690.00

Per

Calendar
Month

(excluding water rates and council
tax but including any amounts in
paras 3)

2. The date the decision takes effect is:

01 February 2024

3. The amount included for services is not
applicable

0.00

Per

4. Date assured tenancy commenced

01 February 2022

5. Length of the term or rental period

12 Months

6. Allocation of liability for repairs

S11 Landlord and Tenant Act 1985

7. Furniture provided by landlord or superior landlord

None

8. Description of premises

The Property is a semi-detached built circa 1950 of traditional cavity wall brick construction beneath a pitched tiled roof. Internally, on the ground floor it has a small front porch, hallway, living room, kitchen, a utility room off the kitchen currently used as a bedroom and lean-to conservatory at the rear. On the first floor, there are three bedrooms and a combined bathroom and WC. There is boarded attic space accessed via a loft ladder with a small dormer window. This space is capable of being used for storage only. Outside, to the front there is a large drive that can accommodate 3-4 cars. To the rear there is a garden enclosed by fence panels which also extend to the Property's side boundary.

Chairman

**Miss Nicole
Jackson**

Date of Decision

16 June 2024